



Mayor Tammy de Weerd

**City Council Members:**

Keith Bird  
 Luke Cavener  
 Ty Palmer

Joe Borton  
 Genesis Milam  
 Anne Little Roberts

**TRANSMITTALS TO AGENCIES FOR COMMENTS ON  
 DEVELOPMENT PROJECTS WITH THE CITY OF MERIDIAN**

To ensure that your comments and recommendations will be considered by the Meridian Planning and Zoning Commission please submit your comments and recommendations to Meridian City Hall

**To: Attention C.Jay Coles, City Clerk**

**By: December 1, 2017**

Transmittal Date: November 8, 2017

File No: H-2017-0142 AZ

Hearing Date: December 7, 2017

Request: Annexation and Zoning of 15.13 Acres of Land with a TN-R Zoning District for Summertown Subdivision

By: 745 W Ustick LLC

Location of Property or Project: located at 745 W Ustick Road

Ryan Fitzgerald (No FP)	Meridian School District
Gregory Wilson (No FP)	Meridian Post Office
Steven Yearsley (No FP)	Ada County Highway District
Treg Bernt (No FP)	Ada County Development Services
Rhonda McCarvel (No FP)	Central District Health
Bill Cassinelli (No FP)	COMPASS
Jessica Perreault (No FP)	Nampa Meridian Irrigation District
Tammy de Weerd, Mayor	Settlers Irrigation District
City Council	Idaho Power Company
Sanitary Services	Century Link
Building Department	Intermountain Gas Co.
Fire Department	Idaho Transportation Department
Police Department	Ada County Associate Land Records
City Attorney	Downtown Projects
City Public Works	Meridian Development Corporation
City Planner	Historical Preservation Comm.
Parks Department	South of RR/SW Meridian
Economic Development	NW Pipeline
New York Irrigation District	Boise-Kuna Irrigation District
Boise Project Board of Control – Tim Paige	

## Hearing Date: December 7, 2017

File No.: H-2017-0142

Project Name: Summertown Subdivision

Request: Request for annexation and zoning of 15.13 acres of land with a TN-R zoning district, by 745 W. Ustick, LLC.

Location: The site is located at 745 W. Ustick Road, in the NE ¼ of Section 1, Township 3N., Range 1W.

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Planning Division
DEVELOPMENT REVIEW APPLICATION

STAFF USE ONLY:

Project name: Summer town
File number(s): H-2017-0142
Assigned Planner: Josh Beach Related files:

Type of Review Requested (check all that apply)

- Accessory Use
Administrative Design Review
Alternative Compliance
Annexation and Zoning
Certificate of Zoning Compliance
City Council Review
Comprehensive Plan Map Amendment
Comprehensive Plan Text Amendment
Conditional Use Permit
Conditional Use Modification
Development Agreement Modification
Final Plat
Final Plat Modification
Planned Unit Development
Preliminary Plat
Private Street
Property Boundary Adjustment
Rezone
Short Plat
Time Extension: Director/Commission/Council (circle one)
UDC Text Amendment
Vacation: Director/Council (circle one)
Variance
Other

Applicant Information

Applicant name: 745 W. Ustick LLC Phone: 208-577-8063
Applicant address: 1307 N. 39th Street, Suite 102 Email:
City: Nampa State: ID Zip: 83687

Applicant's interest in property: Own Rent Optioned Other

Owner name: Ruby E. Ward Phone:
Owner address: 745 W. Ustick Rd. Email:
City: Meridian State: ID Zip: 83646

Agent/Contact name (e.g., architect, engineer, developer, representative): Devan Robnett / Kent Brown
Firm name: Phoenix Commercial Construction, LLC Phone: 208-577-8003
Agent address: 1307 N. 39th Street, Suite 102 Email: devanrobnett@gmail.com
City: Nampa State: ID Zip: 83687

Primary contact is: Applicant Owner Agent/Contact

Subject Property Information

Location/street address: 745 W. Ustick Rd. Township, range, section: NW4 NE4 Sec 13 N1W
Assessor's parcel number(s): S1201121103 Total acreage: 14.597 Zoning district: RUT

Project/subdivision name: Summer Town

General description of proposed project/request: Annex and rezone to TN-R Zoning

Proposed zoning district(s): TN-R

Acres of each zone proposed: 14.597

Type of use proposed (check all that apply):

Residential  Office  Commercial  Employment  Industrial  Other \_\_\_\_\_

Who will own & maintain the pressurized irrigation system in this development? Owner Assoc

Which irrigation district does this property lie within? Nampa-Meridian Irrigation

Primary irrigation source: \_\_\_\_\_ Secondary: \_\_\_\_\_

Square footage of landscaped areas to be irrigated (if primary or secondary point of connection is City water): \_\_\_\_\_

**Residential Project Summary (if applicable)**

Number of residential units: 300+ Number of building lots: 25+

Number of common lots: 2 Number of other lots: \_\_\_\_\_

Proposed number of dwelling units (for multi-family developments only):

1 bedroom: 50 2-3 bedrooms: 250 4 or more bedrooms: \_\_\_\_\_

Minimum square footage of structure (excl. garage): 12,000 Maximum building height: 40

Minimum property size (s.f.): 12,000 Average property size (s.f.): 15,000

Gross density (Per UDC 11-1A-1): \_\_\_\_\_ Net density (Per UDC 11-1A-1): \_\_\_\_\_

Acreage of qualified open space: \_\_\_\_\_ Percentage of qualified open space: \_\_\_\_\_

Type and calculations of qualified open space provided in acres (Per UDC 11-3G-3B): \_\_\_\_\_

Amenities provided with this development (if applicable): N/A

Type of dwelling(s) proposed:  Single-family Detached  Single-family Attached  Townhouse

Duplex  Multi-family  Vertically Integrated  Other \_\_\_\_\_

**Non-residential Project Summary (if applicable) N/A**

Number of building lots: \_\_\_\_\_ Common lots: \_\_\_\_\_ Other lots: \_\_\_\_\_

Gross floor area proposed: \_\_\_\_\_ Existing (if applicable): \_\_\_\_\_

Hours of operation (days and hours): \_\_\_\_\_ Building height: \_\_\_\_\_

Total number of parking spaces provided: \_\_\_\_\_ Number of compact spaces provided: \_\_\_\_\_

**Authorization**

Print applicant name: Kent Brown

Applicant signature: Kent Brown for 745 W. UST LLC Date: 10-31-17

**DESCRIPTION FOR  
ANNEXATION DESCRIPTION  
SUMMERTOWN SUBDIVISION**

A parcel of land located in the NW 1/4 of the NE 1/4 Section 1, T.3N., R.1W., B.M. Ada County, Idaho, more particularly described as follows:

**BEGINNING** at the N1/4 corner of said Section 1 from which the NE corner of said Section 1 bears South 89°46'48" East, 2662.21 feet;

thence along the North boundary line of said Section 1 South 89°46'48" East, 637.68 feet;

thence leaving said North boundary line South 00°23'17" West, 338.03 feet;

thence South 89°46'48" East, 20.88 feet;

thence South 00°52'41" East, 595.15 feet to the NW corner of Lot 21, Block 7 of Vallin Courts Subdivision as filed in Book 93 of Plats at Pages 11,208 through 11,212, records of Ada County, Idaho;

thence along the West boundary line of said Lot 21 South 00°19'49" East, 56.60 feet to a point on the North boundary line of Lot 8, Block 7 of Said Vallin Courts Subdivision;

thence along the North boundary line of said Vallin Courts Subdivision and the westerly extension thereof North 89°48'21" West, 660.00 feet to a point on the North-South centerline of said Section 1;

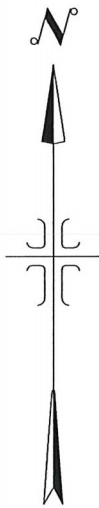
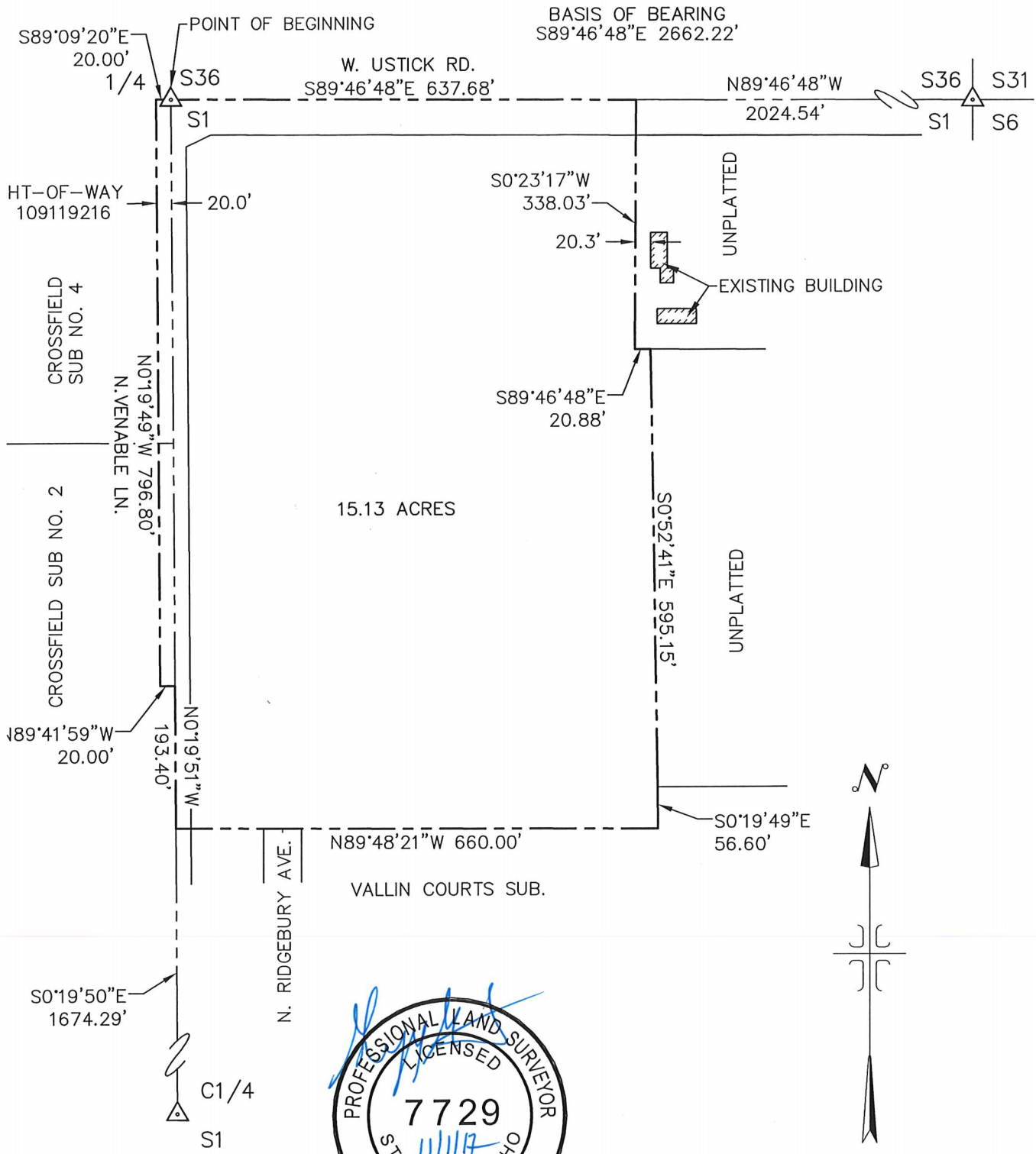
thence along said North-South centerline North 00°19'51" West, 193.40 feet;

thence leaving said North-South centerline North 89°41'59" West, 20.00 feet to a point on the East boundary line of Crossfield Subdivision No. 2 as filed in Book 98 of Plats at Pages 12,407 and 12,408, records of Ada County, Idaho;

thence along said West boundary line and the West boundary line of Crossfield Subdivision No. 4 as filed in Book 104 of Plats at Pages 14,504 and 14,506, records of Ada County, Idaho North 00°19'49" West, 796.80 feet to a point on the North boundary line of said Section 1;

thence along said North boundary line South 89°09'20" East, 20.00 feet to the **REAL POINT OF BEGINNING**. Containing 15.13 acres, more or less.



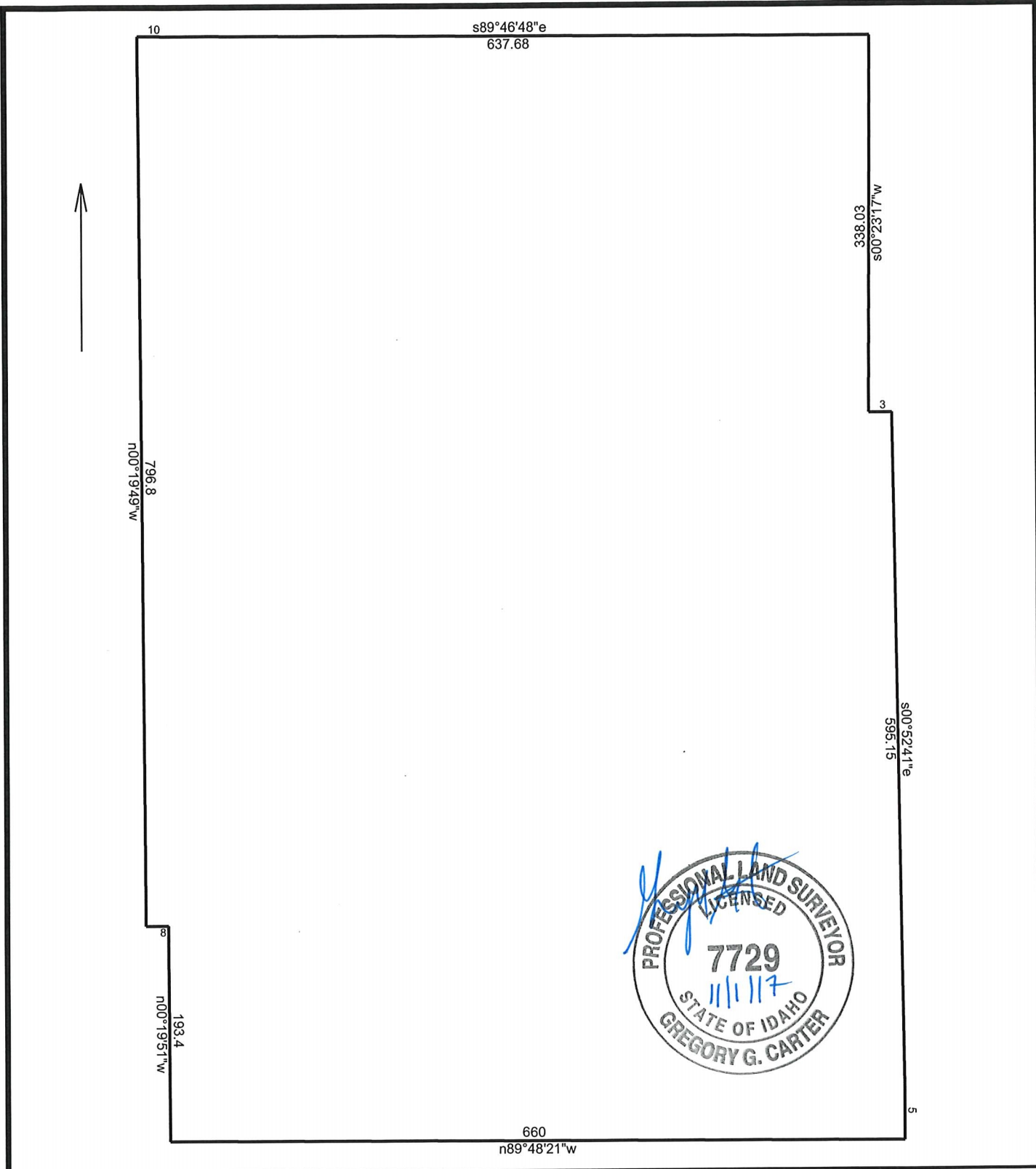


SCALE: 1" = 200'

S:\ISG Projects\745 Ustick rd 17-313\dwg\745 Ustick RD BHD Jia.dwg 11/1/2017 8:49:47 AM

	<b>IDAHO SURVEY GROUP, LLC</b> 1450 E. WATERTOWER ST. SUITE 130 MERIDIAN, IDAHO 83642 (208) 846-8570
	ANNEXATION EXHIBIT DRAWING FOR <b>SUMMERTOWN SUBDIVISION</b>

JOB NO. 17-313  
 SHEET NO. 1  
 DWG. DATE 11/1/2017  
 LOCATED IN THE NW ¼ OF THE NE ¼ OF SECTION 1  
 T.3N., R.1W., B.M., MERIDIAN, ADA COUNTY, IDAHO



11/1/2017

Scale: 1 inch= 125 feet

File:

Tract 1: 15.1345 Acres, Closure: n00.0000e 0.00 ft. (1/758058), Perimeter=3339 ft.

- 01 s89.4648e 637.68
- 02 s00.2317w 338.03
- 03 s89.4648e 20.88
- 04 s00.5241e 595.15
- 05 s00.1949e 56.6
- 06 n89.4821w 660
- 07 n00.1951w 193.4

- 08 n89.4159w 20
- 09 n00.1949w 796.8
- 10 s89.0920e 20

SUMMER TOWN ANNEXATION CLOSURE SHEET

# KENT BROWN PLANNING SERVICES

October 31, 2017

Planning and Zoning,  
City Council  
Meridian City Hall  
33 E. Broadway Ave  
Meridian, ID 83642

**RE: Annexation of Summertown Subdivision**

Dear Commissioners and Council Members:

Respectfully request the City of Meridian's approval to annex 15.14 acres into the City of Meridian.. The property is located at 745W Ustick Road, with a proposed zone of TN-R. The property has both water and sewer service available in Ustick Road and Venable Lane and is contiguous to the city limits.

The proposed site is located in southeast quarter of a mixed use neighborhood center located at the intersection of Ustick Road and Venable Lane. The propose TN-R zoning is compatible with the other existing and proposed uses in the neighborhood center. The City's Comprehensive Plan reserves this area for just this type of development.

We look forward to your approval of this application for annexation and zoning to the City of Meridian.

Sincerely,



Kent Brown  
Planner



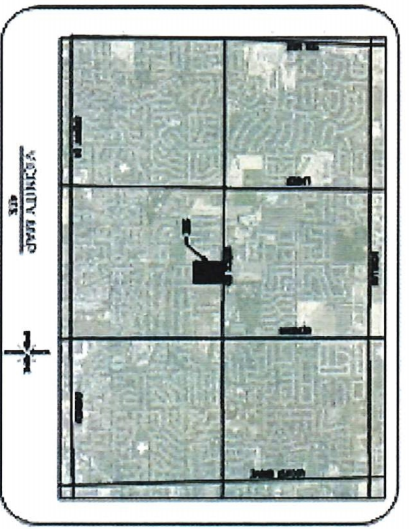
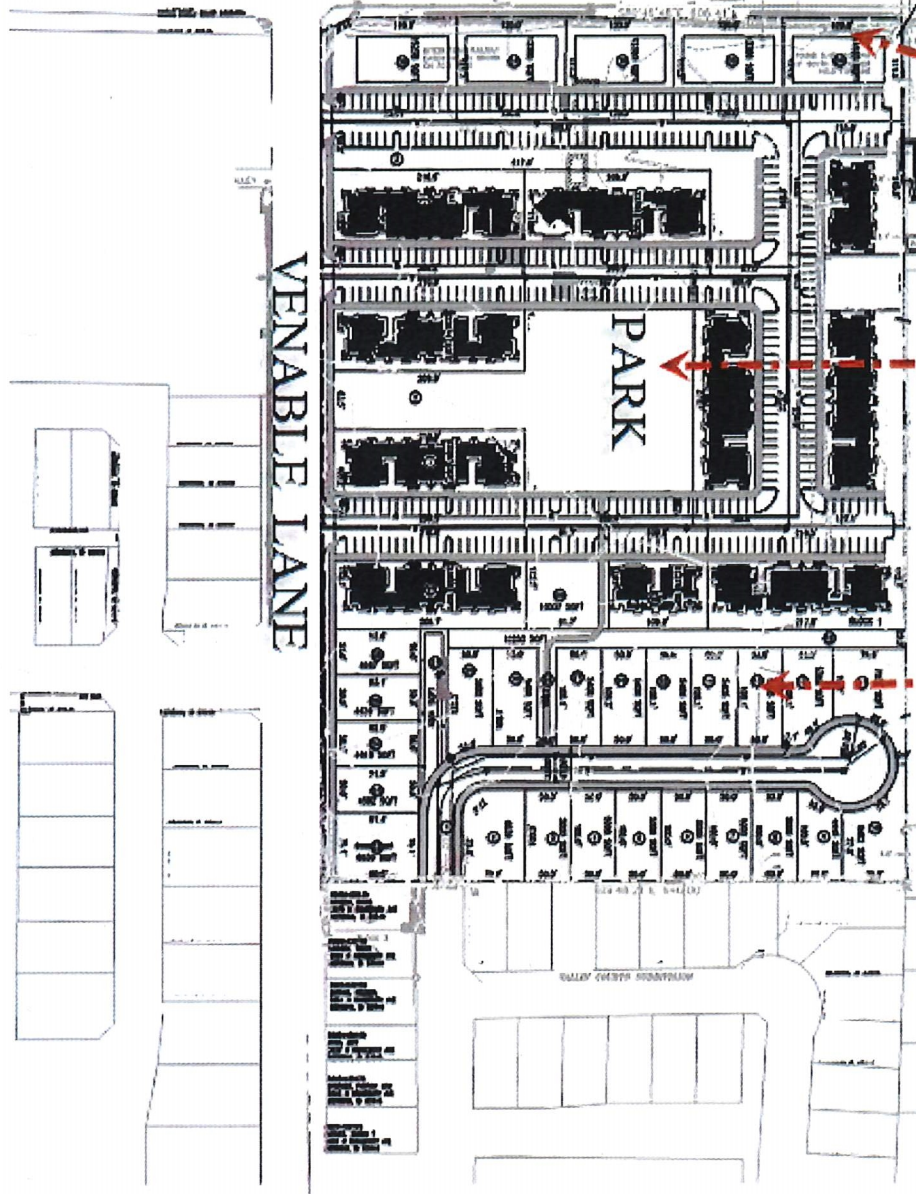
# ANNEXATION CONCEPTUAL PLAN SUMMERTOWN SUBDIVISION

COMMERCIAL  
MULTI  
FAMILY  
HOUSING  
55 +

USTICK ROAD

VENABLE LANE

PARK

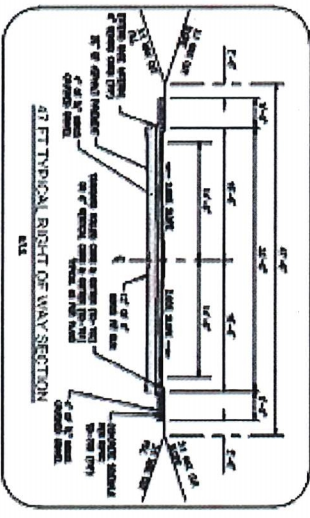


**ESSENTIAL DEVELOPMENT FEATURES**

TOTAL ACRES:	13.03 ACRES TOTAL
LOT AREA:	45
NUMBER OF NEW UNITS:	1
NUMBER OF EXISTING UNITS:	22
NUMBER OF FAMILIES:	15
AVERAGE SINGLE UNIT LOT SIZE:	3,200.5 SQUARE FEET
AVERAGE MULTI-FAMILY LOT SIZE:	17,215.5 SQUARE FEET
TOTAL NUMBER OF UNITS:	23
TOTAL NUMBER OF FAMILIES:	16
TOTAL NUMBER OF NEW APARTS:	1
TOTAL NUMBER OF EXISTING APARTS:	22
TOTAL NUMBER OF NEW APARTS PER ACRE:	1.39 APARTS PER ACRE

**NOTES**

1. MUNICIPAL CITY WATER AND SEWER SERVICE SHALL BE EXTENDED TO ALL LOTS.
2. SUBJECT PROPERTY FALLS IN ZONE "C" PER MAP NO. 10000044 II EFFECTIVE DATE OF FEB. 18TH, 2003.
3. ALL LOTS SHALL HAVE A REPAIRMENT EQUIPMENT FOR NIGHT USE, STREET LIGHTING, AND A PUBLIC STREET LIGHT. THE STREET LIGHT SHALL BE A 5 FOOT HIGH PUBLIC STREET LIGHT, REPAIRABLE AND LOT DRAINAGE EQUIPMENT ADAPTED TO NOT ADJACENT TO A PUBLIC STREET.
4. UTILITY BUILDING STRIP: LINES SHALL BE IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF THE CITY OF USTICK AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT.
5. THE DEVELOPER SHALL PROVIDE PERCESSION INSPECTION MATS TO EACH LOT FROM UNLOAD AND EXTENSION OF EXISTING SYSTEM OR ADJACENT PROPERTY. ALL LOTS IN THIS SUBDIVISION WILL BE SUBJECT TO ASSIGNMENTS OF THE WATER & SEWERAGE DISTRICT.
6. OTHER FEATURES SHALL BE DETAIL ON SITE THROUGH SERVICE AND SUBSEQUENT FACILITIES AS APPROVED BY AIDM.



### WARRANTY DEED

For Value Received **CLYDE PRUETT and MILDRED PRUETT,**  
husband and wife,

the grantors do hereby grant, bargain, sell and convey unto  
**CLARENCE WARD and RUBY WARD,**  
husband and wife,

the grantees, the following described premises, in Ada County Idaho, to-wit:

Commencing at a point on the section line 121 rods West of the NE corner of the NE $\frac{1}{4}$  of Section 1, Township 3 North, Range 1 West of the Boise Meridian, Ada County, Idaho; thence West 40 rods to the NW corner of said NE $\frac{1}{4}$ ; thence South along the West line of said NE $\frac{1}{4}$ , 60 rods; thence East 40 rods; thence North 60 rods to the place of beginning. EXCEPTING a 20 foot strip off the West side thereof for road right-of-way, and a strip 30 feet in width off the North side of said tract deeded as a right-of-way for Boise Valley Traction Company.

together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining;

subject to all easements and rights of way of record or appearing on the land;

Subject, also, to that certain mortgage dated October 8, 1960, executed by Harley F. Davis and Myrle P. Davis, husband and wife, and Arthur E. Ward and Lavona A. Ward, husband and wife, to Beneficial Life Insurance Company, a Utah corporation, as mortgagee, recorded October 12, 1960 under recorder's fee number 488847 records of Ada County, Idaho.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantees, their heirs and assigns forever. And the said Grantors do hereby covenant to and with the said Grantee s that they are the owners in fee simple of said premises; that they are free from all incumbrances except taxes for the year 1968;

and that they will warrant and defend the same from all lawful claims whatsoever.

Dated: September 15, 1968

*Clyde Pruett*  
*Mildred Pruett*

STATE OF IDAHO, COUNTY OF Ada  
On this 30 day of September 68.  
before me, a notary public in and for said State, personally  
appeared **CLYDE PRUETT and MILDRED PRUETT,** husband and wife,

3002084

*Ruby Ward*  
*Beneficial*

they

*[Signature]*  
Notary Public  
Boise

Project Name: Uslick Road-Linder to Meridian  
Project: 513038  
Name: Ward  
R/W Parcel No: 21  
T3N, R1W, Sec. 01  
APN: S1201121100

ADA COUNTY RECORDER Christopher D. Rich	2015-107873
BOISE IDAHO Pgs=5 DAWN TRIVOLIS	11/25/2015 08:56 AM
PIONEER TITLE COMPANY OF ADA COUNTY	\$22.00

525291

ELECTRONICALLY RECORDED - DO NOT  
REMOVE THE COUNTY STAMPED FIRST  
PAGE AS IT IS NOW INCORPORATED AS  
PART OF THE ORIGINAL DOCUMENT.

(Reserved for Ada County Recorder)

## WARRANTY DEED

THIS INDENTURE, made this 24<sup>th</sup> day of November, 2015, by and between, Shirley R. Marineau and James C. Ward as Co-Conservators of Ruby Ward, also known as Ruby E. Ward and Ruby Ester Ward, an Incapacitated persons, as her separate property, the "GRANTOR", and Ada County Highway District, a body politic and corporate of the State of Idaho, the "GRANTEE";

### WITNESSETH:

FOR VALUE RECEIVED, the GRANTOR has granted, conveyed, bargained and sold, and does hereby grant, bargain, sell, convey and confirm to the GRANTEE and its successors and assigns forever, that certain real property situated in the COUNTY OF ADA, STATE OF IDAHO, more particularly described on Exhibit "A" attached hereto and by this reference made a part hereof,

TOGETHER with all and singular the buildings, structures, improvements and fixtures thereto, the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, and rents, issues and profits thereof (the "Premises").

SUBJECT TO those exceptions to title to which this conveyance is expressly made subject, more particularly described on Exhibit "B", and those made, suffered or done by the GRANTEE: (a) the GRANTOR covenants to the GRANTEE, its successors and assigns, that the GRANTEE shall enjoy the quiet and peaceful possession of the Premises; and (b) GRANTOR warrants to the GRANTEE, its successors and assigns, that GRANTOR is the owner of said Premises in fee simple and has the right and authority to convey the same to GRANTEE, and GRANTOR will defend the GRANTEE's title from all lawful claims whatsoever.

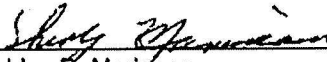
The current address of the GRANTEE is:

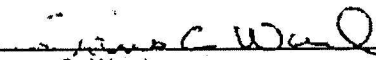
Ada County Highway District  
3775 Adams Street  
Garden City, Idaho 83714-6499

Project Name: Uslick Road-Linder to Meridian  
Project: 513038  
Name: Ward  
RW Parcel No: 21  
T3N, R1W, Sec. 01  
APN: S1201121100

IN WITNESS WHEREOF, this WARRANTY DEED has been duly executed by the GRANTOR, the day, month and year herein first above written.

Grantor:

  
\_\_\_\_\_  
Shirley R. Marineau  
Co-Conservator

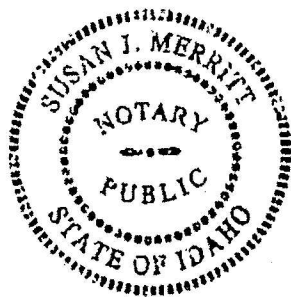
  
\_\_\_\_\_  
James C. Ward  
Co-Conservator

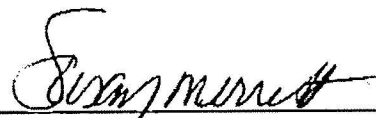
STATE OF Idaho        )  
                                  ) ss.  
County of Ada         )

On this 24 day of November in the year of 2015, before me, the undersigned, a Notary Public in and for said State, personally appeared Shirley R. Marineau and James C. Ward, known or identified to me to be the person whose name is subscribed to the within Instrument as Co-Conservators of the Estate of Ruby Ester Ward and acknowledged to me that they executed the same as such Co-Conservators.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day, month and year in this certificate first above written.

(SEAL)



  
\_\_\_\_\_  
Notary Public for Idaho  
Residing at: \_\_\_\_\_  
My commission expires: \_\_\_\_\_

Residing at Caldwell, ID  
My Commission Expires: 05-05-2017

# EXHIBIT A

ACHD Project: Ustick Road – Linder Road to Meridian Road  
ACHD Project No.: 513038  
Owner: Ruby Ward  
APN: S1201121100  
Section 1, T3N, R1W, BM

## Parcel 21 Required Right-of-Way

A parcel situated in Government Lot 2 of Section 1, Township 3 North, Range 1 West, Boise Meridian, Ada County, Idaho, more particularly described as follows:

COMMENCING at an aluminum cap marking the northeast corner of Government Lot 1 from which a brass cap monument marking the northwest corner of Government Lot 2 bears N 89°20'08" W a distance of 2662.36 feet;

Thence along the north line of Government Lots 1 and 2, N 89°20'08" W a distance of 1996.77 feet to the POINT OF BEGINNING.

Thence continuing along the north line of Government Lot 2, N 89°20'08" W a distance of 665.59 feet to the northwest corner of Government Lot 2;

Thence leaving said north line, along the west line of said Government Lot 2, S 0°07'19" W a distance of 64.13 feet to a point;

Thence leaving said west line, S 89°52'41" E a distance of 20.00 feet to a point;

Thence N 65°10'55" E a distance of 37.04 feet to a point;

Thence along a line parallel with and measuring 48.00 feet south of the north line of said Government Lot 2, S 89°20'08" E a distance of 611.55 feet to a point;

Thence N 0°39'52" E a distance of 48.00 feet to the POINT OF BEGINNING.

Said parcel contains 34,992 square feet (0.803 acre) including 17,417 square feet of existing Prescriptive Right-of-Way. Said parcel is subject to any covenants, conditions, restrictions, reservations or easements of record or in use.

Prepared by: Brandon Johnson, PLS  
Ada County Highway District  
January 9, 2015



# EXHIBIT A

## PARCEL 21

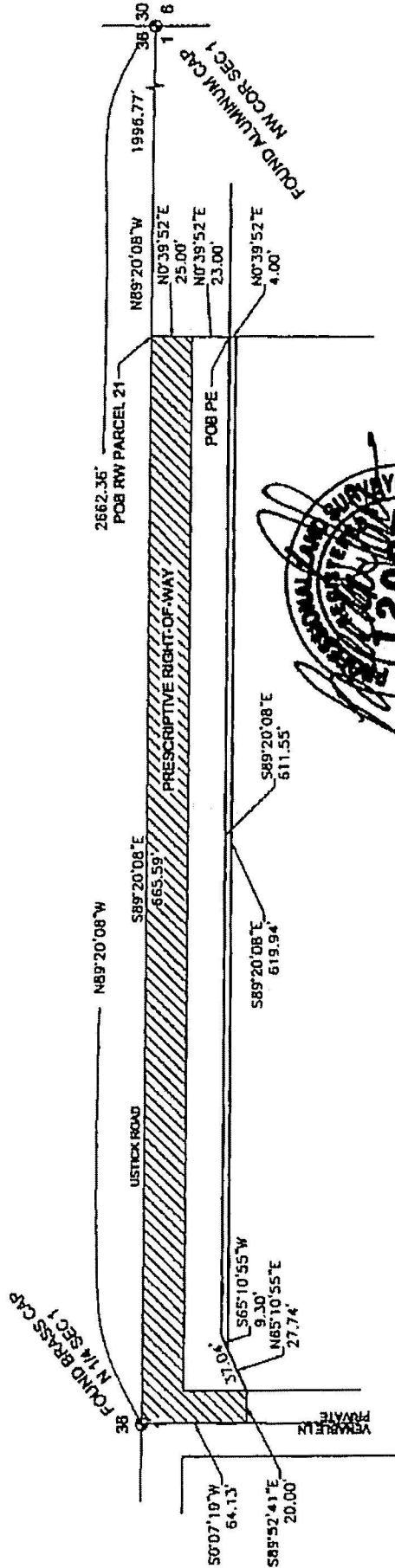
USTICK RD - LINDER RD. TO MERIDIAN RD.

PROJECT NO. 513038

OWNER: RUBY E. WARD  
 ASSESSOR'S PARCEL NUMBER: S1201121100  
 BEING A PORTION OF  
 THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 3 NORTH, RANGE 1 WEST, BM  
 ADA COUNTY, IDAHO



NOT TO SCALE



### PARCEL 21

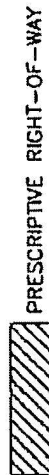
RIGHT-OF-WAY REQUIRED

34,992 SQUARE FEET (0.803 ACRE)

INCLUDING 17,417 SQUARE FEET EXISTING PRESCRIPTIVE RIGHT-OF-WAY

PERMANENT EASEMENT

2,464 SQUARE FEET (0.056 ACRE)



ADA COUNTY  
 HIGHWAY DISTRICT



3775 ADAMS STREET  
 GARDEN CITY, IDAHO

SURVEY SECTION  
 208-387-6245

Project Name: Ustick Road-Linder to Meridian  
Project: 513038  
Name: Ward  
R/W Parcel No: 21  
T3N, R1W, Sec. 01  
APN: S1201121100

## EXHIBIT B

11. Rights of way as disclosed by available maps.  
For: Ustick Road
  
12. Any rights remaining in Boise Valley Railway Co., its successors and assigns, including, but not limited to, Idaho Power Company, by reason of Deed from John Daly and Sarah Daly, husband and wife recorded March 13, 1909 in Book 78 of Deeds at Page 154 as Instrument No. 23301 and by reason of easement from Boise and Interurban Railway Co., Ltd. To Swan Falls Power Company, recorded November 6, 1911 in Book 100 of Deeds at Page 192 as Instrument No. 39235 and by Deed recorded December 23, 1922 in Book 156 of Deeds at Page 222 as Instrument No. 103262 to Idaho Power Company. Abandonment by the State of Idaho recorded April 17, 1954 in Book 26 of Misc. Records at Page 576 as Instrument No. 358679, records of Ada County, Idaho. Affects: That portion lying within the South 30 feet of the North 55 feet.
  
13. An easement containing certain terms, conditions and provisions affecting a portion of said premises and for the purposes stated herein  
For: Power Line  
In Favor of: Idaho Power Company  
Recorded: March 28, 1947  
Instrument No.: 261279 in Book 20 of Misc. at page 191
  
14. Matters disclosed by Record of Survey  
Survey No.: 8965  
Recorded: May 6, 2011  
Instrument No.: 111037752

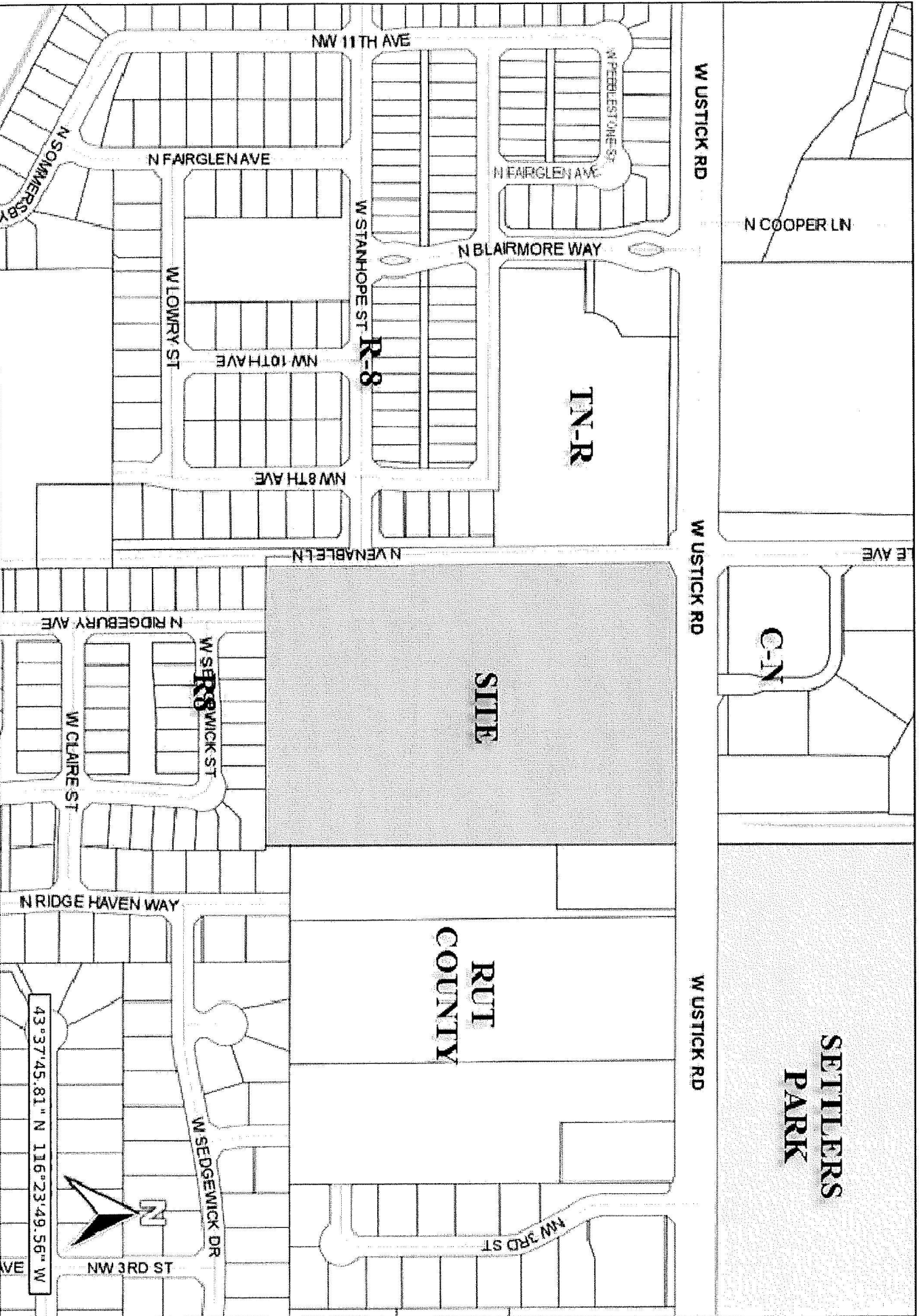






landproDATA

# VICINITY MAP SUMMERTOWN



43°37'45.81" N 116°23'49.56" W



# CITY OF MERIDIAN

## PRE-APPLICATION MEETING NOTES

Project/Subdivision Name: 745 W. Ustick Date: 8-24-17

Applicant(s)/Contact(s): Devan Robnett

City Staff: Bill, Josh, Bruce

Location: 745 W. Ustick Size of Property: 14.597

Comprehensive Plan FLUM Designation: MU-C

Design Guidelines Development Context:  Urban  Urban/Suburban  Suburban  Rural

Existing Use: Residential Existing Zoning: RUT

Proposed Use: Mixed-Use development Proposed Zoning: C-G, CC, R-15, R-40, TN-R, TN-

Surrounding Uses: residential

Street Buffer(s) and/or Land Use Buffer(s): 25 foot landscape buffer on W. Ustick and a 20 foot landscape buffer along Venable.

Open Space/Amenities/Pathways: \_\_\_\_\_

Access/Stub Streets/Street System: Current access is from E. Ustick. Likely future access will be from Venable.

Sewer & Water Service: \_\_\_\_\_

Waterways/ Floodplain/Topography/Hazards: \_\_\_\_\_

History: \_\_\_\_\_

Additional Meeting Notes: \_\_\_\_\_

- A mixture of three separate use types is required in the MU-C designation.

- Integration and connectivity are important throughout the mixed use designation.

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Note: A Traffic Impact Study (TIS) will be required by ACHD for large commercial projects and any residential development with over 100 units. To avoid unnecessary delays & expedite the hearing process, applicants are encouraged to submit the TIS to ACHD prior to submitting their application to the City. Not having ACHD comments and/or conditions on large projects may delay hearing(s) at the City. Please contact Mindy Wallace at 387-6178 or Christy Little at 387-6144 at ACHD for information in regard to a TIS, conditions, impact fees and process.

**Other Agencies/Departments to Contact:**

- |   |   |  |
|---|---|--|
| <input type="checkbox"/> Ada County Highway Dist. (ACHD)    | <input type="checkbox"/> Nampa Meridian Irrigation Dist. (NMID) | <input type="checkbox"/> Public Works Department |
| <input type="checkbox"/> Idaho Transportation Dept. (ITD)   | <input type="checkbox"/> Settler's Irrigation District          | <input type="checkbox"/> Building Department     |
| <input type="checkbox"/> Republic Services                  | <input type="checkbox"/> Police Department                      | <input type="checkbox"/> Parks Department        |
| <input type="checkbox"/> Central District Health Department | <input type="checkbox"/> Fire Department                        | <input type="checkbox"/> Other: _____            |

**Application(s) Required:**

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Administrative Design Review        | <input type="checkbox"/> Conditional Use Permit Modification/Transfer | <input type="checkbox"/> Rezone                   |
| <input type="checkbox"/> Alternative Compliance              | <input type="checkbox"/> Development Agreement Modification           | <input checked="" type="checkbox"/> Short Plat    |
| <input checked="" type="checkbox"/> Annexation               | <input type="checkbox"/> Final Plat                                   | <input type="checkbox"/> Time Extension – Council |
| <input type="checkbox"/> City Council Review                 | <input type="checkbox"/> Final Plat Modification                      | <input type="checkbox"/> UDC Text Amendment       |
| <input type="checkbox"/> Comprehensive Plan Amendment – Map  | <input type="checkbox"/> Planned Unit Development                     | <input type="checkbox"/> Vacation                 |
| <input type="checkbox"/> Comprehensive Plan Amendment – Text | <input type="checkbox"/> Preliminary Plat                             | <input type="checkbox"/> Variance                 |
| <input checked="" type="checkbox"/> Conditional Use Permit   | <input type="checkbox"/> Private Street                               | <input type="checkbox"/> Other                    |

Notes: 1) Applicants are required to hold a neighborhood meeting in accord with UDC 11-5A-5C prior to submittal of an application requiring a public hearing (except for a vacation or short plat); and 2) All applicants for permits requiring a public hearing shall post the site with a public hearing notice in accord with UDC 11-5A-5D.3 (except for UDC text amendments, Comp Plan text amendments, and vacations). The information provided during this meeting is based on current UDC requirements and the Comprehensive Plan. Any subsequent changes to the UDC and/or Comp Plan may affect your submittal and/or application. This pre-application meeting shall be valid for four (4) months.



Community Development Department

Development Services Division

Meridian City Hall, Suite 102
33 E. Broadway Avenue
Meridian, Idaho 83642
(208)887-2211

PRE-APPLICATION MEETING NOTES

Date: 8-24-2017

Project/Subdivision Name: SE corner Venable & Ustick

Applicant(s)/Contact(s): Kent Brown

Community Development Staff: Bruce F., Josh, Bill, Brian

Sanitary Sewer Service: Sewer service to the parcel is designated to flow south Jallin Courts Subdivision

Mapping Provided: [X] Y [ ] N

Domestic Water Service: Water service to the parcel is designated to be from W. Ustick Rd. and from the stub street in Jallin Courts Subdivision to the south. A 12-inch diameter water main will be required along the west boundary in Venable Lane.

Mapping Provided: [X] Y [ ] N

Reuse Water Service: NA

Mapping Provided: [ ] Y [X] N

Waterways/ Floodplain/Topography/Hazards: Unknown

Mapping Provided: [ ] Y [X] N

Gravity/Pressurized Irrigation: Unknown

District

Street Lighting:

Reqs. Provided: [X] Y [ ] N

The City of Meridian's Improvement Standards for Street Lighting can be found online at: http://www.meridiancity.org/public\_works.aspx?id=272

Additional Meeting Notes: Looking at doing three lot sub. with a senior living component in the south portion, and an apartment component, and a commercial/office type use on Ustick. They are most concerned with doing the multi-family, and selling off the senior living component and the office/retail component. zoning - TNC with maybe TN-R combo.

Dear Neighbor,

We would like to invite you to a neighborhood meeting to discuss our proposed project on 745 W. Ustick Rd. Meridian, ID 83642. We are preparing to ask the City of Meridian to annex this property into the county and rezone the property to TN-C. We will be holding a meeting on Wednesday August 30th, 2017 at 4 pm at the Meridian Public Library located at 1326 W Cherry Ln, Meridian, ID 83642 to inform you, our neighbors of our intentions in complying with City of Meridian standards. We welcome your comments and look forward to your support of this project.

-745 W. Ustick LLC

parcel	primary_owner	secondary_owner	mailing_address	mailing_city_state_zip	physical_address	physical_address_city_state_zip
R8954430010	OSIPCHUK IGOR	OSIPCHUK DINA	2878 N RIDGE HAVEN WAY	MERIDIAN ID 83646-0000	2878 N RIDGE HAVEN WAY	MERIDIAN ID 83646-0000
R8954430050	BOMAN BENJAMIN		2794 N RIDGE HAVEN WAY	MERIDIAN ID 83646-0000	2794 N RIDGE HAVEN WAY	MERIDIAN ID 83646-0000
R8954430140	LINDSEY TERRI	LINDSEY STEVE	2865 N RIDGEBURY AVE	MERIDIAN ID 83646-0000	2865 N RIDGEBURY AVE	MERIDIAN ID 83646-0000
R8954430180	PARKER SHAWN T	PARKER KATHLEEN S	2474 SWALLOW TAIL LN	BOISE ID 83706-0000	2809 N RIDGEBURY AVE	MERIDIAN ID 83646-0000
R8954430580	KETTLE JENNIFER R		377 W SEDGEWICK DR	MERIDIAN ID 83646-3371	749 W SEDGEWICK ST	MERIDIAN ID 83646-0000
R8954430590	ARAGON DOLORES J		727 W SEDGEWICK ST	MERIDIAN ID 83646-0000	727 W SEDGEWICK ST	MERIDIAN ID 83646-0000
R8954430650	WEYBRIGHT JANET K		705 W SEDGEWICK ST	MERIDIAN ID 83646-0000	705 W SEDGEWICK ST	MERIDIAN ID 83646-0000
R8954430740	EMERICH MICHAEL	EMERICH TAMARA	692 W SEDGEWICK ST	MERIDIAN ID 83646-0000	692 W SEDGEWICK ST	MERIDIAN ID 83646-0000
R8954430770	BALLARD VEDA THOMAS TRUST		646 W SEDGEWICK ST	MERIDIAN ID 83646-0000	646 W SEDGEWICK ST	MERIDIAN ID 83646-0000
R8954430810	REYNOLDS MARK C	REYNOLDS NICHOLE L	2834 N VALLIN AVE	MERIDIAN ID 83646-0000	2834 N VALLIN AVE	MERIDIAN ID 83646-0000
R8954430820	MAES BRIDGETT L		2820 N VALLIN AVE	MERIDIAN ID 83646-0000	2820 N VALLIN AVE	MERIDIAN ID 83646-0000
R8954430830	RAYBOURN IRINA V		2806 N VALLIN AVE	MERIDIAN ID 83646-0000	2806 N VALLIN AVE	MERIDIAN ID 83646-0000
R8954430870	POSTON JAMES A	POSTON DONNA M	1005 W EASY ST	CALDWELL ID 83605-0000	2783 N RIDGE HAVEN WAY	MERIDIAN ID 83646-0000
R8954430890	STRONG ROBERT A	STRONG MISTY D	2835 N RIDGE HAVEN WAY	MERIDIAN ID 83646-7279	2835 N RIDGE HAVEN WAY	MERIDIAN ID 83646-0000
R8954430940	VALLIN COURT SUB HOA INC		2706 N RIDGE HAVEN WAY	MERIDIAN ID 83646-0000	W SEDGEWICK DR	MERIDIAN ID 83646-0000
R8954430130	KRUECK DAVID	KRUECK STEPHEN	2879 N RIDGEBURY AVE	MERIDIAN ID 83646-0000	2879 N RIDGEBURY AVE	MERIDIAN ID 83646-0000
R8954430610	THOMSON PENNEE P	DEAN DAVID J	683 W SEDGEWICK ST	MERIDIAN ID 83646-0000	683 W SEDGEWICK ST	MERIDIAN ID 83646-0000
R8954430720	HANSEN DEBORAH E		5915 W FOUNDRERS DR	EAGLE ID 83616-0059	736 W SEDGEWICK ST	MERIDIAN ID 83646-0000
R8954430750	GUSHWA HAILEY		674 W SEDGEWICK ST	MERIDIAN ID 83646-0000	674 W SEDGEWICK ST	MERIDIAN ID 83646-0000
R8954430780	LOFFER KELLY A		845 W GREAT BASIN DR	MERIDIAN ID 83646-4575	630 W SEDGEWICK ST	MERIDIAN ID 83646-0000
R8954430790	VALENZUELA LUIS A	SANSEVERINO JUDITH A	2862 N VALLIN AVE	MERIDIAN ID 83646-0000	2862 N VALLIN AVE	MERIDIAN ID 83646-0000
R8954430880	SHEPHERD SCOTT F	SHEPHERD TRACY LYNN	3036 SAN JOSE DR	GREENWOOD IN 46143-0000	2811 N RIDGE HAVEN WAY	MERIDIAN ID 83646-0000
S0436347160	SEAGLE THREE LLC		PO BOX 2579	EAGLE ID 83616-0000	W USTICK RD	MERIDIAN ID 83646-0000
S0436438710	CITY OF MERIDIAN		33 E BROADWAY AVE	MERIDIAN ID 83642-0000	W USTICK RD	MERIDIAN ID 83646-0000
S1201120628	JACKSON WILLIAM A	JACKSON JACQUELINE G T	12365 W LEWIS AND CLARK DR	BOISE ID 83713-0000	W USTICK RD	MERIDIAN ID 83646-0000
S1201120641	JACKSON WILLIAM A JR	JACKSON JACQUELINE G T	12365 W LEWIS AND CLARK DR	BOISE ID 83713-0000	W USTICK RD	MERIDIAN ID 83646-0000
R1333220030	ST INVESTMENTS INC		2151 N GREENVIEW CT	EAGLE ID 83616-6804	W USTICK RD	MERIDIAN ID 83646-0000
R1619240090	BARTON COREY		1977 E OVERLAND RD	MERIDIAN ID 83642-0000	918 W STANHOPE ST	MERIDIAN ID 83646-0000
R1619240500	CROSSFIELD SUBDIVISION HOA		6223 N DISCOVERY WAY STE 100	BOISE ID 83713-0000	W STANHOPE ST	MERIDIAN ID 83646-0000
R1619240570	GARCIA RICHARD JR	GARCIA CATHERINE	2970 NW 8TH AVE	MERIDIAN ID 83646-0000	2970 NW 8TH AVE	MERIDIAN ID 83646-0000
R1619240580	MOSS TYLER J	MOSS MARY A	2946 NW 8TH AVE	MERIDIAN ID 83646-0000	2946 NW 8TH AVE	MERIDIAN ID 83646-0000
R1619240590	BURNETT DAREN J	BURNETT BERTA M	2924 NW 8TH AVE	MERIDIAN ID 83646-0000	2924 NW 8TH AVE	MERIDIAN ID 83646-0000
R8954430150	SARHAD NELSON	SARHAD JULIET	2851 N RIDGEBURY AVE	MERIDIAN ID 83646-0000	2851 N RIDGEBURY AVE	MERIDIAN ID 83646-0000
R8954430620	ARGO JAMES R		667 W SEDGEWICK ST	MERIDIAN ID 83645-0000	667 W SEDGEWICK ST	MERIDIAN ID 83646-0000
R8954430730	KLUSMIRE KENNETH B		5094 N HERTFORD WAY	BOISE ID 83714-0000	718 W SEDGEWICK ST	MERIDIAN ID 83646-0000
R8954430600	WINWARD PAUL	WINWARD TIFFANI	8291 S LOCUST GROVE RD	MERIDIAN ID 83646-7258	2867 N RIDGE HAVEN WAY	MERIDIAN ID 83646-0000
R1619240470	PURPKO ARTUR S		2935 NW 8TH AVE	MERIDIAN ID 83646-3160	2935 NW 8TH AVE	MERIDIAN ID 83646-0000
R8954430020	ROTE MARK J	ROTE MARIA T	2850 N RIDGE HAVEN WAY	MERIDIAN ID 83646-0000	2850 N RIDGE HAVEN WAY	MERIDIAN ID 83646-0000
R8954430160	IRISH JEFF	DRIGGS TAMARA	7187 N MOON DRUMMER	MERIDIAN ID 83646-0000	2837 N RIDGEBURY AVE	MERIDIAN ID 83646-0000
R8954430170	SHEARER PATRICK MAX	SHEARER DEIDRA B	2823 N RIDGEBURY AVE	MERIDIAN ID 83646-0000	2823 N RIDGEBURY AVE	MERIDIAN ID 83646-0000
R8954430630	HANBY PHYLLIS M		651 W SEDGEWICK ST	MERIDIAN ID 83646-0000	651 W SEDGEWICK ST	MERIDIAN ID 83646-0000
R8954430710	PHILLIPS KYLE	PHILLIPS MOLLY C	760 W SEDGEWICK ST	MERIDIAN ID 83646-0000	760 W SEDGEWICK ST	MERIDIAN ID 83646-0000
R8954430760	STROOZAS GUS		658 W SEDGEWICK ST	MERIDIAN ID 83646-0000	658 W SEDGEWICK ST	MERIDIAN ID 83646-0000
R8954430800	MEDINA ISMAEL	MEDINA SANDRA K	2848 N VALLIN AVE	MERIDIAN ID 83646-0000	2848 N VALLIN AVE	MERIDIAN ID 83646-0000
R8954430910	1099 LLC		16130 N ELDER ST	NAMPA ID 83687-0000	2893 N RIDGE HAVEN WAY	MERIDIAN ID 83646-0000
R1619260460	OZUNA PETER A	OZUNA CARLEE J	2951 NW 8TH AVE	MERIDIAN ID 83646-0000	2951 NW 8TH AVE	MERIDIAN ID 83646-0000
R1619260010	HERON FAMILY TRUST RESTATED 02/10/2015		10941 SPROUL AVE	LOS ANGELES CA 90064-0000	980 W PARKSTONE ST	MERIDIAN ID 83646-0000
S1201120651	BOLES ROBIN L	BRITT CHRISTINE M	595 W USTICK RD	MERIDIAN ID 83646-5425	595 W USTICK RD	MERIDIAN ID 83646-0000
S1201121103	WARD RUBY E		745 W USTICK RD	MERIDIAN ID 83646-0000	745 W USTICK RD	MERIDIAN ID 83646-0000
S1201214710	SIMUNICH FAMILY REVOCABLE TRUST	SIMUNICH JOSEPH - TRUSTEE	2715 N VENABLE LN	MERIDIAN ID 83646-5400	N VENABLE LN	MERIDIAN ID 83646-0000
R7695370300	SALISBURY LANE SUB HOMEOWNERS ASSOCIATION		PO BOX 1090	MERIDIAN ID 83680-0000	W SEDGEWICK DR	MERIDIAN ID 83646-0000

To whom it may concern,

It is the intention of 745 *Ustick LLC* to seek an Annexation and Rezone of parcel number S1201121103 in the city of Meridian. In our pre-application meeting with staff we came to an agreement that the best use for this property would be neighborhood mixed use. Based on the way our preliminary plat is designed we plan on having 3 total uses for this project, the first phase along the frontage of Ustick would be developed as medical office lots, the second phase of the project would then be developed for multi-family, the developer is looking for as many units that can be comfortably configured on roughly 8 acres of land, the final piece of this development will be the single family attached 55+ homes meant to act as a buffer for the current residences to the south of the project. Developer is planning many multi-family project in the next few months and has the intentions of working with neighbors and staff to provide the most sensible product for the ever growing Meridian Area.

NAME

PHONE

Y 2011

Ken Klusmire

5094 N Hertford Way, Boise 83714

Joe Simenich

2715 Venable 83646

Tamara Heron

3464 W. Freno Dr Eagle ID 83616

Toni Lindberg

2865 N. Ridgeburg Ave Meridian 83646

Egor Osipchuk

2878 N. Ridge Haven Way Meridian 83646

Tyler Moss

2946 NW 8th Ave Meridian ID 83646

Veda Ballard

646 W Sedgewick St. Meridian, ID 83646

## COMMITMENT OF PROPERTY POSTING

Per Unified Development Code (UDC) 11-5A-5D, the applicant for all applications requiring a public hearing (except for a UDC text amendment, a Comprehensive Plan text amendment and/or vacations) shall post the subject property not less than ten (10) days prior to the hearing. The applicant shall post a copy of the public hearing notice of the application(s) on the property under consideration.

The applicant shall submit proof of property posting in the form of a notarized statement and a photograph of the posting to the City no later than seven (7) days prior to the public hearing attesting to where and when the sign(s) were posted. Unless such Certificate is received by the required date, the hearing will be continued.

The sign(s) shall be removed no later than three (3) days after the end of the public hearing for which the sign(s) had been posted.

I am aware of the above requirements and will comply with the posting requirements as stated in UDC 11-5A-5.

  
\_\_\_\_\_  
Applicant/agent signature

10-31-17  
\_\_\_\_\_  
Date





Community Development  
Department

Meridian City Hall, Suite 102  
33 E. Broadway Avenue  
Meridian, Idaho 83642  
208.887.2211

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## Parcel Verification

Date: 8/31/17

The parcel information below has been researched and verified as correct by the City of Meridian Community Development Department.

Project Name: **Owyhee River Village**

Parcel Number: **S1201121103**

Acres: **14.597**

T/R/S: **3N 1W 01**

Property Owner: **Ruby Ward**  
**745 W. Ustick Rd.**  
**Meridian, ID 83646**